

13-40-02-10-000

Description of 2.064 Acres

Situated in the State of Ohio, County of Muskingum, Township of Clay, being in the southeast quarter of the southeast quarter of Section 2, Range 14 West, Township 14 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a point at the calculated southeast corner of Section 2 (Note: Reference bearing on the south line of the southeast quarter of the southeast quarter of Section 2 used as South 89°56'03" West.);

thence, with the south line of Section 2 and being the north line of Section 11, South 89°56'03" West a distance of 554.61 feet to a 5/8" iron pin found capped "Claus 6456", being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning continuing with the section line, South 89°56'03" West a distance of 330.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 280.00 feet;

thence, leaving the section line, North 49°05'44" East a distance of 318.09 feet to an iron pin set;

thence North 10°15'39" East a distance of 122.77 feet to an iron pin set;

thence North 35°44'37" East a distance of 175.53 feet to a 5/8" iron pin found capped "Claus 6456";

thence North 04°25'31" East a distance of 20.74 feet to a point in the centerline of Township Road No. 86 (Hoop Pole Road);

thence, with the centerline of Township Road No. 86, South 47°22'44" East a distance of 192.78 feet to a point at the northwest corner of a 6.00 acres tract as conveyed to Terry and Joann Ihinger by Official Records Volume 1886, Page 94 of the Muskingum County Recorder's Office;

thence, leaving the road and running with the west line of said Ihinger tract, the following two courses:

1. South 47°25'59" West a distance of 151.87 feet to a 5/8" iron pin found capped "Claus 6456", passing through an iron pin found capped "Claus 6456" at a distance of plus 19.43 feet;
2. thence South 14°24'24" West a distance of a distance of 266.99 feet to the Point of Beginning, passing through a 5/8" iron pin found capped "Claus 6456" at a distance of plus 200.00 feet;

Containing 2.064 acres, more or less, of which:

- 1.000 acre is out of Parcel No. 13-13-40-02-10-000 and
- 1.064 acres is out of Parcel No. 13-13-40-02-08-002.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 86 (Hoop Pole Road).

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

13-40-02-10-000 A

Page 2 of 2
Description of 2.064 Acres

The bearings in this description are for angle calculations only and are based on the south line of the southeast quarter of the southeast quarter of Section 2 used as an assumed bearing of South 89°56'03" West

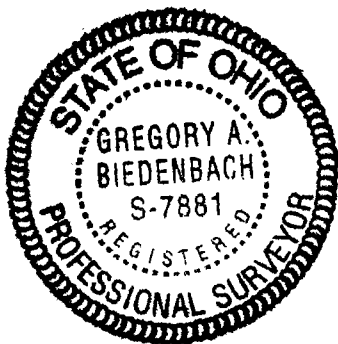
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of March 25, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2124, Page 246.

Surveyor: Gregory A. Biedenbach
Date: March 25, 2010
Survey File: GB-1441H

**OFFICE COPY
NOT RECORDED**



**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

[Signature]
Date: 4/5/10 Fee Paid: -

DESCRIPTION
APPROVED
By: [Signature] 4/11/2010

SURVEY PLAT

FOR

BRUNER LAND COMPANY, INC.

Situated in the State of Ohio, County of Muskingum, Township of Clay, being in the southeast quarter of the southeast quarter of Section 2, Range 14 West, Township 14 North of the "Congress Lands East of the Scioto River".

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Crooksville.
- (4) Survey plat by Claus Surveying.
- (5) Survey plat by
- (6) Survey plat by

Subject to all legal right-of-ways, easements, restrictions, reservations and zoning regulations of record.
Subject to the 100-year Flood Plain restrictions, if applicable.
Subject to any facts that may be disclosed in a full and accurate title search.

- = 5/8" X 30" iron pin set capped "Biedenbach PS 7881"
● = 5/8" iron pin found capped "Claus 6456"
--- = existing property lines
— = lines of this survey

Line	Bearing	Distance
1	S 14°24'24"W	66.99'
2	N 74°00'58"E	19.10'
3	N 4°25'31"E	20.74'

SCALE 1 : 1101

DESCRIPTION

APPROVED

By: *[Signature]* 9/1/2010

NOTE: THIS MAP IS AN ORIGINAL ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
740.472.1262 OFFICE
740.472.5298 FAX

The bearings on this plat are for angle calculations only and are based on the south line of the southeast quarter of the southeast quarter of Section 2 used as S 89°56'03" W.

SCALE : 1" = 50'

Approved For Transfer
On-Lot Sewage O.K.
Date 4/5/10

Zanesville - Muskingum Co
Health Department

REMAINDER OF:
BRUNER LAND CO. INC.
17.478 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-13-40-02-08-002

REMAINDER OF:
BRUNER LAND CO. INC.
3.118 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-13-40-02-10-000

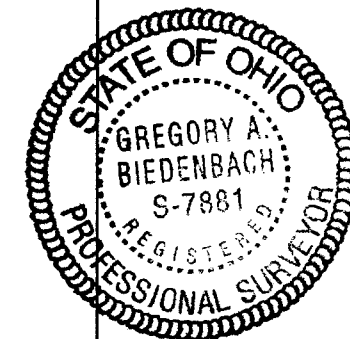
NEW SPLIT OUT OF
OR 2124 PG. 246
2.064 ACRES

1.064 ACRE OUT OF
P.P.N. 13-13-40-02-08-002

REMAINDER OF:
BRUNER LAND CO. INC.
27.059 ACRES PART OF
47.655 ACRES TOTAL FARM
O.R.V. 2124 PG. 246
P.P.N. 13-13-40-11-01-001

TERRY L. & JOANN E. IHINGER
PARCEL TWO
O.R.V. 1886 PG. 94
1.000 AC.

TERRY L. & JOANN E. IHINGER
PARCEL THREE
O.R.V. 1886 PG. 94
5.000 AC.



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY OF THE LAND DESCRIBED.

Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Fee Paid
4/5/10
Date